



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JULY 15, 2004

PRESENT: Cain, Fruit, Kennett, Pyle, Martin

ABSENT: None

LATE: None

STAFF: Planning Manager (PM) Rowe, Associate Planner (AP) Plambaeck

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

PM Rowe certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

JULY 1, 2004: BOARD MEMBERS KENNETT / CAIN MOTIONED TO APPROVE THE JULY 1, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 4 – 0 - 1 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: MARTIN

ABSENT: NONE

SUBCOMMITTEE:

1. Revised Elevations for San Vicente Estates Project. No action taken on the subcommittee report.

NEW BUSINESS

1. **SITE REVIEW, SR-04-09: RAILROAD - FREDERICO ENTERPRISES/LUSAMERICA:** The applicant is requesting site, architectural and landscape plan approval for the use of an existing 65,160-sf industrial building for a proposed wholesale seafood distribution facility. Approximately 5,480-sf of new construction is also proposed for a loading dock and truck service area.

Recommendation: Open Public Hearing/Adopt Resolution No. 04-023.

**BOARD MEMBERS FRUIT / PYLE MOTIONED TO APPROVE RESOLUTION NO. 04-023
SUBJECT TO THE FOLLOWING:**

1. Add condition EE on page 22 of Exhibit A, the Standard Conditions as follows: "The project shall be subject to the storm drainage clarification and conditions set forth in the Public Works Memorandum dated July 9, 2004 and on file in the Community Development Department."

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **UNIFORM SIGN PERMIT, USP-04-05: MONTEREY-MORENO:** A request for uniform sign program approval of a proposed commercial building located at 16415 Monterey Road in the General Commercial zoning district. (APN 767-18-002)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-024.

Applicant Ken Moreno presented the Board with an exhibit showing the proposed sign locations on the building. Mr. Moreno informed the Board that a monument sign is not proposed and the allowable sign area would be calculated based on each separate business frontage (not split).

**BOARD MEMBER CAIN / FRUIT MOTION TO APPROVED RESOLUTION NO. 04-24 WITH
THE FOLLOWING MODIFICATIONS:**

1. Amend Resolution No. 04-024, amending Section 3 to read: "The sign program approved as part of this resolution is attached as exhibits "A" and "B" and by this reference incorporated herein.

2. Delete Sections 4 and 5 of Resolution No. 04-24.

3. Amend Exhibit "A, Section A, General Requirements. Item No. 1 as follows:

"1. The property may contain a maximum sign area permitted by law pursuant to Chapter 18.76 of the Morgan Hill Municipal Code.,~~including a monument sign in the landscape area along Monterey Road.~~"

THE MOTION PASSED BY A VOTE OF 5 - 0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

3. **SITE REVIEW, SR-03-22: SAN PEDRO-DICONZA:** A request for site, architectural and landscape for the construction of 17 single-homes in the San Pedro Villa project on a portion of 6.6 acre site located at the northeast corner of San Pedro Ave. and Butterfield Blvd. in the R2-3,500 RPD zoning district. (APN 817-11-061)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-007.

Board member Kennett excused herself from this portion of the meeting (7:21 p.m.) due to a conflict of interest.

BOARD MEMBER CAIN / PYLE MOTION TO APPROVED RESOLUTION NO. 04-007 WITH THE FOLLOWING MODIFICATIONS:

1. Amend Section XIII. Other Conditions No. 2 on page 21 of Exhibit A to the Standard Conditions as follows: "Units that have secondary access for the adjoining side yards shall ~~not~~ have *modified* windows on the first floor of the units within the adjoining side yard easement *as approved by the ARB Subcommittee.*"

THE MOTION PASSED BY A VOTE OF 4 – 0 - 1 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

Board member Kennett rejoined the meeting at 7: 33 p.m.

ANNOUNCEMENTS:

None.

ADJOURNMENT: Chairman Martin adjourned the meeting at 7:35 p.m.

MINUTES PREPARED BY:

JIM ROWE
Meeting Coordinator